

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(601) 393-4450

BOOK 304 PAGE 578
STATE MS.-DE SOTO CO.
FILED
Aug 5 10 53 AM '96

WARRANTY DEED

BK 304 PG 578
W.E. DAVIS CH. CLK. GRANTOR(S)

NINA P. CUTLER, ET VIR

TO

DAVID M. BAKERIS

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, NINA P. CUTLER and husband, MARVIN CUTLER, do hereby sell, convey and warrant unto DAVID M. BAKERIS the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 68, Stonehedge Subdivision, situated in Section 32, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 24, Pages 28-32, in the office of the Chancery Clerk of DeSoto County, Mississippi

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Southaven, DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record; and further subject to Right of Way to Mississippi Power & Light recorded in Deed Book 190, Page 103; and further subject to Easement to City of Southaven recorded in Deed book 190, Page 512; and further subject to Amended Covenants recorded in Power of Attorney Book 54, Page 148, Power of Attorney Book 54, Page 634, Power of Attorney Book 55, Power of Attorney Book 53, Page 655; and further subject to Maintenance Agreement recorded in Vol. 385, Page 635, in the office of the Chancery Clerk of DeSoto County, Mississippi.

MARVIN CUTLER, husband of Nina P. Cutler, joins in the execution of this instrument for the sole and only purpose of conveying any and all homestead rights he may now have or hereafter acquire in said property.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given at closing with deed.

WITNESS our signatures this the 30th day of July, 1996.

Nina P. Cutler
NINA P. CUTLER

Marvin Cutler
MARVIN CUTLER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 30th day of July, 1996 within my jurisdiction, the within named NINA P. CUTLER and husband MARVIN CUTLER, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

May 28, 2000

Grantor Address & Phone:

5468 Wedgewood
Olive Branch, MS 38654
(H) 601 429-8931
(W) same

Melissa V. Meyer
NOTARY PUBLIC

Grantee Address & Phone:

1771 Epping Forest
Southaven, MS 38671
(H) 601:349-1810
(W) 601:349-3499

